



## DERBYSHIRE COUNTY COUNCIL TO LET

Industrial Units 9 and 10 Slack Lane, Heanor Gate Industrial Estate,  
Heanor, DE75 7GX

Industrial premises with Unit 9 offering 324 m<sup>2</sup> (3488ft<sup>2</sup>) of ground floor space with outbuilding of 7m<sup>2</sup> (75ft<sup>2</sup>) and Unit 10 providing 216m<sup>2</sup> (2325 ft<sup>2</sup>) of ground floor space



### Viewing and Further Information

Please contact:

Mr N Bisatt (Corporate Property – Estates)  
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## DERBYSHIRE COUNTY COUNCIL

**Industrial Units 9 and 10 Slack Lane, Heanor Gate industrial Estate, Heanor, DE75 7GX**

### **Location**

The Heanor Gate Industrial Estate is located off the Heanor Road (A608). Delves Road and Heanor Gate Road are the two main roads of the Heanor Gate Industrial Estate and access to Slack Lane is gained from these two roads.

The property is located approximately 2 miles from the A610.

### **Description**

The premises are purpose built single storey industrial units with pitched roof. The walls are brick and blockwork to a height of 2.1metres internally whereupon the premises has profile metal cladding above. The internal eaves height is 4.1 metres and roller shutter door of 4 metres width and 3.45 metres height.

### **Accommodation**

The accommodation has been measured on a gross internal floor area.

Unit 9 – 324m<sup>2</sup> (3488 ft<sup>2</sup>) comprising warehouse space, office, gents and female w/c. An outbuilding of 7m<sup>2</sup> (75ft<sup>2</sup>) provides storage.

Unit 10 – 216m<sup>2</sup> (2325 ft<sup>2</sup>) comprising warehouse space, office, gents and female w/c.

### **Planning**

The property has planning consent for B1, B2 and B8 use under the Town and Country Planning (Use Classes) Order 1987. Any interested party should make their own planning enquiries with Amber Valley Borough Council Planning Department.

### **Rateable Value**

The rateable value of Unit 9 is £12,250 and the business rates payable for the period 1<sup>st</sup> of April 2011 to 31<sup>st</sup> of March 2012 would be £5304.25. The rateable value of Unit 10 is £9,200 and the business rates payable for the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012 would be £3983.60. All interested parties should contact Amber Valley Borough Council Business Rates section regarding the business rates due and their main telephone number is 01773 841444

### **Terms**

The property is available by way of a new full repairing and insuring (insurance recharged) lease for a proposed 6 years, or term to be agreed. Rent of £15,000 per annum for Unit 9 and £10,500 per annum for Unit 10 both exclusive of VAT.

Notice relating to Misrepresentation Act 1967 and The Property Misdescription Act 1991. Derbyshire County Council on its behalf as lessors of this property give notice that:

- i) these particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of an offer or contract;*
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;*
- iii) no person in the employment of Derbyshire County Council has any authority to make or give any representation or warranty in relation to these properties.*

1 May 2011